HERITAGE ESTATE AGENCY



42 Bloomsbury Grove, Kings Heath, Birmingham, B14 7NU

£105,000

A One Bedroom First Floor Apartment





Bloomsbury Grove comprises in further detail:
The property is set back from the road and approached via communal pathway leading to communal entrance door leading to stairs rising to first floor landing which leads to private entrance door opening to:

Entrance Hallway
Ceiling light point, wood effect flooring and doors to:

Lounge 11'1" excl door recess x 13'3" max
Window to front aspect, ceiling light point, opening to kitchen and feature fire surround with inset pebble effect electric fire set on hearth.

Kitchen 10'1" x 4'10"
Ceiling light point, opening to lounge, wood effect flooring and a fitted kitchen comprising: a range of drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven with four ring electric hob and extractor hood over, washing machine and under counter fridge, storage cupboard with shelving.

Bedroom 10'1" x 13'4"
Window to rear aspect, ceiling light point and wall mounted electric heater.

Bathroom 10'1" max x 6'5" max
Ceiling light point, extractor fan, built-in cupboard housing hot water tank, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and electric shower over, wash hand basin encased in vanity unit and low level flush w.c.

Outside
Communal grounds and allocated parking space number is 42.

Lease Details
Approx term remaining:- 165 years (210 from 24.06.1981)

Ground Rent - Peppercorn

Service Charge - £2,179.27 per annum (for the period 01.07.2026 to 30.06.2027)

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

Agent Notes:
1. Heritage Estate Agency feel it prudent to advise potentially interested parties that Bloomsbury Grove has a railway line nearby. (A short walk to the new Pineapple Road train station on the Camp Hill line).

2. We are advised by the vendor that the lease restricts the following:
- not to allow any trailer caravan or boat or any other form of transport on the development
- not to display any window boxes or aerials on or from the demised premises
- not to assign underlet or part with possession of the premises as a whole without obtaining prior written consent of the Landlord and the Company (such consent not to be unreasonably withheld)
- not to make any structural or external alterations or any additions to the premises without the prior written consent of the Landlord and Company
- to use the said flat as a private residence for not more





than four persons

3. We are advised by the vendor of Bloomsbury Grove that property is situated in an area subject to a Tree Preservation Order.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

REFERRAL FEES
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS
Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES
Heritage Estate Agency understands from the vendor that all mains drainage, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE
The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

COUNCIL TAX BAND
The vendor has informed us that the property is located within Birmingham City Council - Band A





42 Bloomsbury Grove
For illustrative purposes only
Not to scale

Ground Floor

Approx. 42.6 sq. metres



Total area: approx. 42.6 sq. metres

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items as approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

VIEWING By appointment through 'Heritage'
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Our opening times are:-
Monday - Friday 9.00am - 5.30pm
Saturdays - 9.30am - 4.00pm
Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.



